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29th October 2015

The Principal
1A Harris Street,
Five Dock
NSW, 2046

Attention: Tom Galea

**ROSEBANK COLLEGE
PROJECT No. 4**

Dear Tom

I have discussed your letter dated 21st October 2015 with Harold & Mark and we have agreed that we should offer one letter to include our joint response to your letter.

We start by acknowledging that it has taken an unusually long period to finalise the contract price and scope of works and note that this has been a frustration for us as well as for you, James and the directors.

Tom, you may recall that I sent you one of the typical PCA's query/requirement schedules that we received from Tom Donohoe. I certainly recall your response when you saw what we had to deal with! The effect that the PCA requirements described in these query/requirement schedules have had on the progress of this project is far greater than most may appreciate because the PCA requirements have been delivered progressively over a period of more than 4 months. These requirements caused the documentation to be changed on numerous occasions. Each of the changes have generated time delays and have had the potential to cause design and co-ordination problems with various disciplines.

A major cause of delay since the tenders were opened has been the time required to prepare schedules of additions and deletion to the scope of works and then the time required by S-Watts and their sub contractors to prepare the required information and prices for additions and deletions to the scope of works. It is also worth noting that Reitsma provided the additional requested info. quicker than S-Watts in the period immediately after tenders were opened.

While there has been a need for changes & corrections to some design & documentation we do not consider that it is reasonable to suggest that the project has been subject to "poor quality of detailed planning".

The project obviously is a one-off product and while there are some details that appear in many projects they do need to be designed for this specific project and each of the 3 dimensional requirements of the project. When considering the whole project the

omissions or errors represent on this project compare reasonably with others in our experience.

There was a considerable amount of co-ordination work carried out. However, as seems to be not untypical now-a-days the co-ordination has caused a problem. This seems to be caused by a) some consultants not studying the architectural plans as well as they should and b) by sub-consultants not delivering their documents to the architects early enough for them to carry out their final checking before the documents are issued for tender purposes.

It is a very frustrating problem with no obvious solution.

The electrical design and documentation problems are very disappointing because Jim Hatz created a very good impression in the early stage so of the project and came with recommendations from Glendenning Group Architects. The consulting engineer Glen Dawes who took over the project was a new employee at JHA and it appears that he wasn't watched over by his seniors and he got way behind with documentation and misunderstood some very clear decisions made at meetings with School personnel and the project manager.

Glen Dawes is no longer with JHA & all electrical matters are now being referred to Jim Hatz.

The hydraulic works that were changed at a late stage have cost an additional \$17,000 and comprise some minor design changes that should have been identified during the co-ordination process plus some PCA requirements.

We appreciate your concern about the time and costs to arrive at this stage of the project but we point out that a considerable percentage of the time and money relates to the expansion of the original brief to GGA & other consultants.

The original brief was to check the DA & develop the documentation for the works east of Inkamana Hall. The design changes to the original stage 4 turned out to be such that the works required a S96 application to be submitted to Council for approval. Actually the S96 application needed to be revised to include a revised glazing concept & then re-submitted to Council for their approval.

Following that S96 submission the project progressively developed to involve options for the following;

- Underground car park,
- The link between Downside Hall & Erie Hall,
- Retention of the southern end of Inkamana Hall to house a staircase
- Deletion of the proposed stair on the eastern end of Erie Hall
- Colonnade on the southern side of Erie Hall.
- Revisions to stair in entry
- Alternative design converting one GLA into a print room and offices.

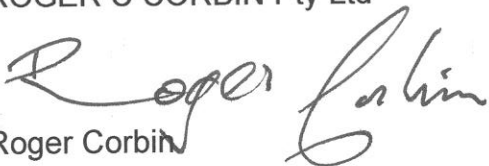
There have also been ongoing changes to the design as the documentation has progressed. Although many of the changes have not been major they have happened during the documentation phase of the works and they have had a flow on effect that have generated changes & co-ordination with other works in the proximity of the changes.

We believe that all of the changes and development of the original project have produced a far better concept and a more functional development but also recognise that these things have taken more time and money than originally intended.

Tom, the subjects that you have raised and comments within this letter may be the cause of more detailed discussions. However, we have endeavoured to provide some background information and maybe justification for some of the problems you have described and to acknowledge other problems that we may be able to avoid in future projects.

This letter is signed by me on behalf of Harold, Mark & myself

Regards
ROGER C CORBIN Pty Ltd


Roger Corbin

cc. Harold Morgan
Mark Glendenning

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